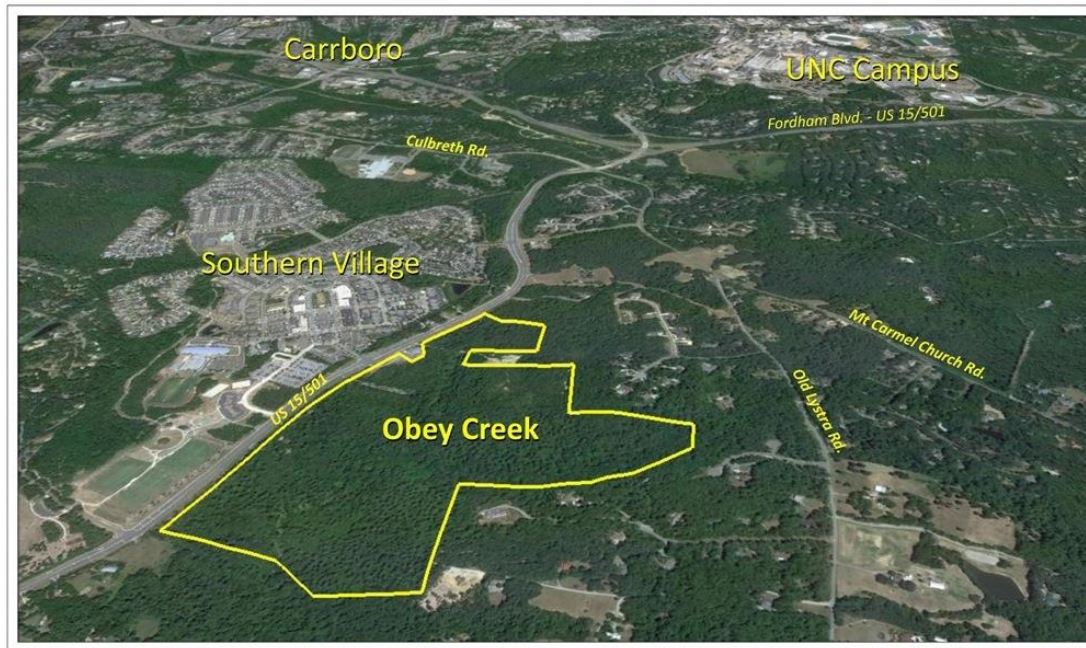




# Council Special Meeting

## Obey Creek Development Agreement Process



February 12, 2015

# Agenda for the Special Meeting

<b>1.</b>	<b>Welcome</b>
<b>2.</b>	<b>Public Comment</b> (Approximately 10 minutes)
<b>3.</b>	<b>Meeting Topics</b>
	a. Affordable Housing Presentation – East West Partners
	b. Comments from Sub-Committee on Affordable Housing
	c. Draft Design Guidelines – East West Partners
	d. Draft Development Agreement Language – Town staff
	e. Next Steps – Town staff
<b>4.</b>	<b>Public Comment</b> (Approximately 10 minutes)

# Affordable Housing Proposal

*East West Partners*

# Draft Design Guidelines

*John Martin, Elkus Manfredi Architects  
East West Partners Team*

# Draft Development Agreement Language

*Mary Jane Nirdlinger, Planning and Sustainability*

# Draft Development Agreement

Article/ Section	Topics	Anticipated Review Dates
Article 1	Statutory Framework	March 12
Article 2	Definitions	March 12
Article 3	Recitals	March 12
Article 4	Terms	March 12
Article 5	Specific Standards and Mitigation Measures	Tonight, February 19, March 12 and 25

# Topics under Specific Standards and Mitigation Measures

Items in grey – For review tonight

Article/ Section	Topics	Attachment 3 – Page #
5.1	Scale of Development and Uses Permitted	<i>TBD</i>
5.2	Affordable Housing	<i>TBD</i>
5.3	Stormwater Management	8
5.4	Transportation: Transit, Parking, Streets, Sidewalks, and Bikeways	<i>Anticipated March 12</i>
5.5	Fiscal Impacts	<i>TBD</i>
5.6	Design Standards and Public Art	<i>Anticipated February 19</i>
5.7	Public Schools	<i>Anticipated March 12</i>

# Topics under Specific Standards and Mitigation Measures

Items in grey – For review tonight

Article/ Section	Topics	Attachment 3 – Page #
5.8	Open Space, Parks, and Trails	18
5.9	Recreation Areas	20
5.10	Sidepaths and Greenways	20
5.11	Wilson Creek preserve	21
5.12	Historic and Cultural Features	<i>Anticipated February 19</i>
5.13	Solid Waste Management	22
5.14	Stream Buffers	23
5.15	Landscaping Standards	23



# Topics under Specific Standards and Mitigation Measures

Items in grey – For review tonight

Article/ Section	Topics	Attachment 3 – Page #
5.16	Sediment and Erosion Control	23
5.17	Neighboring Lands, Compatibility, and Buffers	<i>Anticipated March 12</i>
5.18	Noise	<i>Anticipated February 19</i>
5.19	Lighting	<i>Anticipated February 19</i>
5.20	Engineering Standard Requirements	<i>Anticipated February 19</i>
5.21	Annual Report	<i>Anticipated February 19</i>

# What should we expect?

1

**Text  
amendment**

2

**Rezoning**

3

**Development  
agreement**

4

**Land  
exchange  
decision**

# What should we expect?

1

**Text  
amendment**

- **Staff currently drafting text amendment**
- March 3: Planning Commission
- April and May: Public Hearings
- June: Council Business Meeting

# What should we expect?

2

## Rezoning

- **Staff currently drafting rezoning language**
- March 3: Planning Commission
- April and May: Public Hearings
- June: Council Business Meeting

# What should we expect?

3

## Development agreement

- **Continue negotiation sessions**
- **Drafting and refining development agreement language**
  
- April and May: Public Hearings
- June: Council Business Meeting

# What should we expect?

4

## Land exchange decision

- Negotiate exchange of land owned by Town needed by Developer for other land in area owned by Developer
  - (N.C.G.S. Sec.160A-271)
- April or May: Authorize notice of proposed exchange
- June: Council Business Meeting: Action to authorize exchange

## Next Steps

*Mary Jane Nirdlinger, Planning and Sustainability*

# Upcoming Meetings

Where are we going from here?

Month: February

Date	Meeting	Notes
February 19	Obey Creek Special Meeting	Negotiation session

## Topics:

- Response to Dogwood Acres Drive petition
- Applying Crime Prevention Through Environmental Design Principles
- Draft design guidelines
- Draft development agreement language



# Upcoming Meetings

Where are we going from here? - Month: March

Date	Meetings	Notes
<b>March 11</b>	Joint Advisory Board and Commission Presentation	Boards/Commissions will be asked to provide feedback
<b>March 12</b>	Obey Creek Special Meeting	Negotiation session
<b>March 13 (tentative)</b>	<i>Potential stakeholder follow-up on Southern Village Park and Ride Lot Area - Currently coordinating with Dover team</i>	
<b>March 16</b>	Council Meeting	Opportunity for public comment
<b>March 25</b>	Obey Creek Special Meeting	
<b>March 26 (tentative)</b>	<i>Potential follow-up presentation on Southern Village Park and Ride Lot Area - Currently coordinating with Dover team</i>	

# Upcoming Meetings

## Where are we going from here?

### Month: April-June

Date	Meetings
April 13	Public Hearing (tentative)
May 18	Continue Public Hearing (tentative)
June 8	Council Business Meeting (tentative)

# Where are we going from here?

1

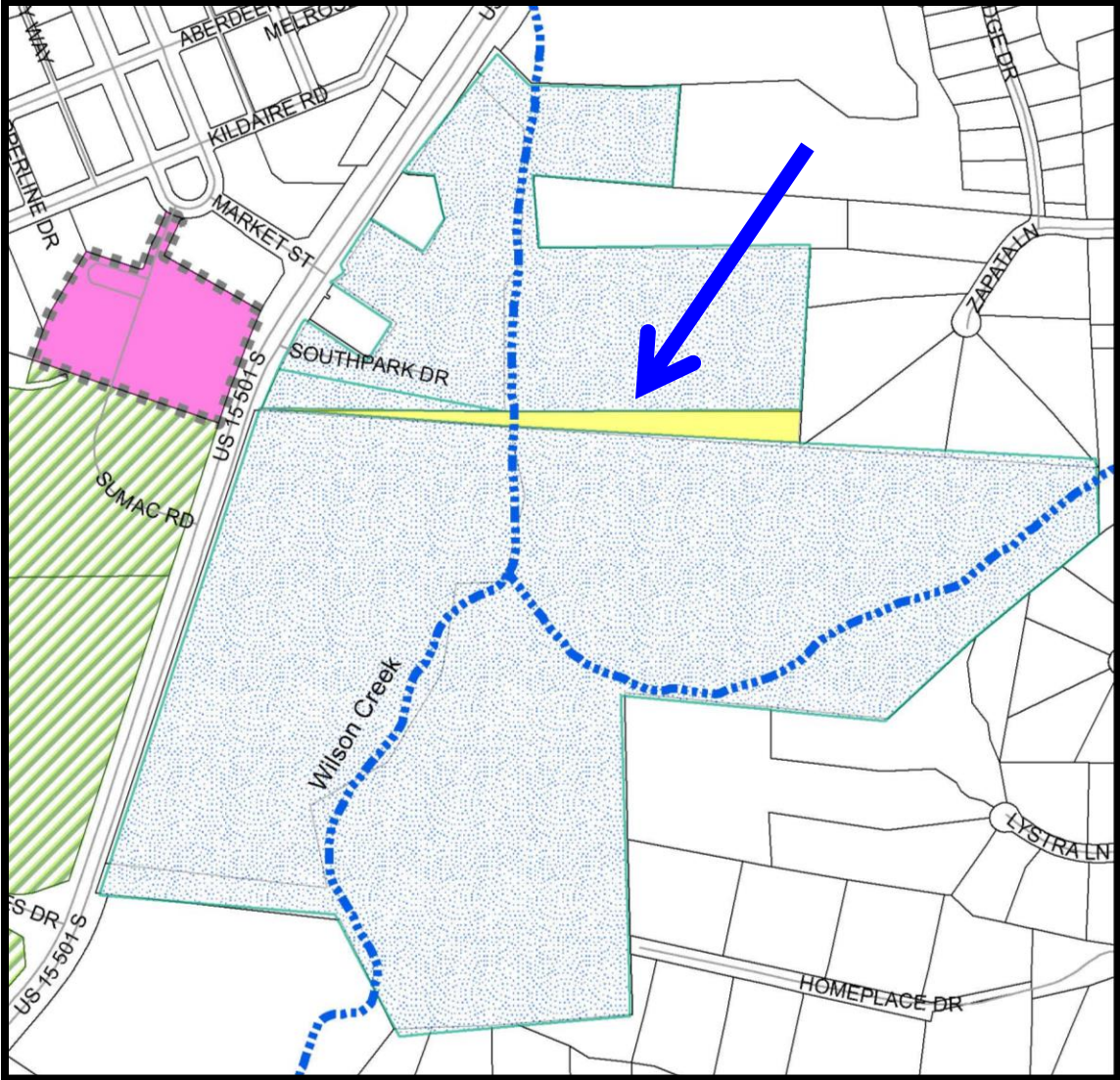
**Establish a  
Council  
Sub-Committee  
on Transit?**

2

**Land  
exchange  
decision**

2

# Land exchange decision



**Legend**

- Streams
- Town Owned Property
- Southern Community Park
- Southern Village Park and Ride Lot
- Proposed Obey Creek Development